



TYECROFT, BEACON ROAD WEST,
CROWBOROUGH, EAST SUSSEX, TN6 1QL

**MANSELL
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COVERED ENTRANCE * RECEPTION HALL * CLOAKROOM * SEPARATE STUDY * STUNNING DOUBLE ASPECT SITTING ROOM * LARGE RE-FITTED KITCHEN/
BREAKFAST ROOM * IMPRESSIVE TRIPLE ASPECT GARDEN ROOM * UTILITY ROOM * FIRST-FLOOR LANDING * MASTER BEDROOM WITH RE-FITTED EN-
SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * RE-FITTED FAMILY BATHROOM * GAS FIRED CENTRAL HEATING * REPLACEMENT UPVC DOUBLE
GLAZED WINDOWS * LARGE FRONT GARDEN * PRIVATE DRIVEWAY * STUNNING SOUTH FACING FULLY ENCLOSED REAR GARDENS
* TOTAL PLOT JUST UNDER ¼ OF AN ACRE

PRICE: £850,000 FREEHOLD

A significantly improved, beautifully modernised and extended four bedroom (two bath/shower rooms) detached home with south facing gardens located in a highly desirable location forming part of the ever popular Warren Area on the edge of the Ashdown Forest. This fine home has been the subject of a comprehensive updating and modernisation program in recent years and offers beautifully presented accommodation which extends to 1,665 sq. ft. The south facing rear gardens are a particular feature with a flagstone seating patio immediately adjoining the rear of the property the remainder laid predominately to lawn interspersed and flanked with numerous mature shrubs and low level trees. The accommodation comprises in brief on the ground floor, a covered entrance, a reception hall with oak flooring, a cloakroom, a double aspect separate study, an impressive double aspect sitting room with fireplace, a large kitchen/breakfast room with built-in oven, hob, dishwasher, fridge and freezer and a recently constructed triple aspect garden room with glazed double doors opening to the patio and gardens. A utility room completed the ground floor accommodation. From the reception hall, a staircase ascends to the first-floor landing, a double aspect master bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. Additional features include gas fired central heating to radiators and replacement UPVC double glazed windows. Outside, the property is approached via a private driveway which provides parking for a number of vehicles to one side of which is a large area of front garden laid to mature shrubs and trees which could provide the space for construction for garaging if required. Side paths and gates give access to the generous size southerly facing rear gardens. EPC Band E.

Tyecroft is beautifully positioned within the highly sought after Warren Area on the edge of the nearby Ashdown Forest yet within a short walk of Crowborough town centre. The town centre provides a good selection of shopping and leisure facilities including several supermarkets, a public library, various restaurants and individual shops and a popular leisure centre. The area is well served with good primary and junior schooling along with the popular Beacon Community School nearby. Sporting facilities within the area include two popular golf courses (the Beacon golf club is within walking distance). The stunning 6,000 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie the Pooh books offers numerous outdoor pursuits and vast scenic walks. Crowborough railway station is approximately 2 miles distant with train service to London in approximately one hour. The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour.

COVERED ENTRANCE: front door with glazed insert into
RECEPTION HALL: UPVC double glazed window overlooking the front of the property, oak flooring, staircase rising to the first floor landing, recessed spotlighting, deep under-stairs storage cupboard.

CLOAKROOM: comprising low level WC, wash basin, opaque UPVC double glazed window to rear, heated chrome ladder style towel rail, oak flooring, recessed spotlighting.

STUDY: 11'1 x 8'6 double aspect room, UPVC double glazed window overlooking the front and side of the property, recessed spotlighting.

SITTING ROOM: 20'11 x 13'9 double aspect room, UPVC double glazed windows overlooking the front and side of the property, a handsome fireplace with slate insert and hearth, stone surround, recessed spot lighting.

KITCHEN/DINING ROOM: 22'11 x 9'10 beautifully fitted with a range of gloss white units and chrome door furniture and comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard and concealed AEG dishwasher beneath. Adjoining work surfaces, further range of units to eye and base level, inset four ring stainless steel Bosch gas hob with extractor over and deep pan drawers beneath, built-in Bosch stainless steel double ovens with cupboards above and below, integrated tall standing fridge and freezer, UPVC double glazed window overlooking the rear gardens, UPVC door with double glazed insert opening to the rear patio, oak flooring, recessed spotlighting.

GARDEN ROOM: 11'9 x 9'2 a stunning triple aspect room, brick construction with large glass roof lantern, UPVC double glazed windows overlooking the sides and rear of the gardens and grounds, UPVC double glazed double doors opening to the rear patio, recess spotlighting, oak flooring.

UTILITY ROOM: 8'6 x 4'7 comprising single bowl single drainer stainless steel sink unit with mixer tap, cupboard and space and plumbing for domestic appliance beneath. Adjoining work surfaces, UPVC double glazed window to side, UPVC door with double glazed insert opening to the rear patio and gardens, heated chrome ladder style towel rail, recessed spotlighting.

From the reception hall, a staircase rises to the FIRST-FLOOR
LANDING: UPVC double glazed window overlooking the rear gardens, hatch giving access to loft space, built-in linen cupboard with slatted shelving, recessed spotlighting.

MASTER BEDROOM: 17'0 x 9'10 double aspect room, UPVC double glazed windows overlooking the front and rear of the property enjoying fine views across the gardens, recessed spotlighting, door into EN-SUITE SHOWER ROOM: 7'10 x 6'6 comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, low level WC with concealed cistern, wash basin, heated chrome ladder style towel rail, opaque UPVC double glazed window to front, recessed spotlighting.

BEDROOM 2: 13'9 x 9'2 UPVC double glazed window overlooking the front of the property, deep built-in wardrobe, recessed spotlighting.

BEDROOM 3: 13'9 x 11'9 UPVC double glazed window overlooking the front of the property, recessed spotlighting.

BEDROOM 4: 14'1 x 6'6 UPVC double glazed window overlooking the rear garden, deep built-in wardrobe, recessed spotlighting.

FAMILY BATH/SHOWER ROOM: 8'6 x 6'6 fitted with a modern white suite and comprising enclosed bath, chrome mixer tap, tiled surround, fully tiled enclosed shower cubicle with wall mounted shower unit, vanity unit with inset washbasin, low level WC, opaque UPVC double glazed windows to rear, recessed spotlighting, heated chrome ladder style towel rail.

OUTSIDE

REAR GARDENS

A flagstone seating patio immediately adjoin the rear of the property with the remainder laid predominately to rolling lawn interspersed and flanked with numerous mature shrubs and low level trees. To one side there is a vegetable area and a useful timber shed with a path and gate giving access front to rear. In addition, there is a further area of side garden laid to lawn with an additional path and gate giving access front to rear. The gardens are enclosed by close board fencing and enjoy a fine southerly aspect.

The property is approached from Beacon Road West via a PRIVATE DRIVEWAY which provides parking for a number of vehicles to one side of which is a large area of FRONT GARDEN laid to mature shrubs and trees (this could provide space for the construction of garaging if required). The plot extends to just under ¼ of an acre.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

